

Church View House, Outlands Lane, Curdridge, Southampton, SO30 2HD

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**Commercial
Property Consultants**

CITY CENTRE OFFICE BUILDING WITH PARKING POTENTIAL FOR CONVERSION TO RESIDENTIAL



**Main business location | Close to London Road & Bedford Place | Gas Central Heating
Close to Law Courts, restaurants, shops, coffee shops, offices and apartments
4 storey office building plus basement suitable conversion to living accommodation**

FREEHOLD FOR SALE

**9 CARLTON PLACE,
SOUTHAMPTON SO15 2EA**

**Net Internal Area 1,494 ft² (138.8 m²)
Gross Internal Area 2,465 ft² (229 m²)**

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STRICTLY SUBJECT TO CONTRACT. ALL MEASUREMENTS APPROXIMATE

These particulars do not constitute any offer or contract and although believed to be correct, their accuracy cannot be guaranteed and are expressly excluded from any contract. Services have not been tested and no warranty is given as the condition of the property or services. Interested parties should satisfy themselves as necessary, as to the structural integrity of the property and condition/working order of services, plant and equipment.

Location

The property is situated in the principal business district of Southampton which is centred on London Road, Cumberland Place, Bedford Place and Brunswick Place. Carlton Place is located between London Road and the popular retail location of Bedford Place. London Road links Southampton City Centre northwards to the M3 Motorway to Winchester, and London.

Carlton Place is a partially pedestrianised street with various shops, restaurants & wine bars and where there is a monthly community based market. There are various significant office buildings in the general area together with the Southampton Combined Law Courts. London Road is a popular retail location for estate agents, post office, building societies, coffee/sandwich shops and a Tesco Express and Starbucks. Bedford Place is also a popular retail area with a Sainsbury convenience store/supermarket. There is a large residential community in the area with many purpose built and converted apartment buildings. The Property is within a short walking distance of Above Bar, The West Quay Shopping Centre and railway station.

On Street car parking is available in the surrounding roads and various public car parks are situated close by including in Lower Bannister Street, Bedford Place and Grosvenor Square.

Description

The Grade II Listed Building comprises a self-contained office building over 4 floors and basement. The property has gas fired central heating and carpeting. The property could potentially be converted in whole or part into residential use, subject to planning permission. There is car parking to the rear of the property.

Specification/Highlights

- Located a few minutes walk from London Road and Bedford Place shops and offices
- A community market operates in Carlton Place each month
- Self-contained office building
- Potential for partial or full conversion to residential use (stp).
- Car Parking Spaces at the rear
- Gas Central Heating

Energy Performance Certificate

The property has an energy performance asset rating of 101 (band E). A copy of the certificate is available for inspection.

Business Rates & Council Tax

The VOA have assessed the business premises on the 2023 Rating List with a Rateable Value of £12,500. The residential accommodation is within Band B.

Prospective tenants should make enquiries direct of Southampton City Council to clarify the level of rates and council tax payable.

Accommodation Summary

The property has been measured on a net internal area basis, and is arranged as follows:-

	m ²	ft ²
Ground Floor		
Office	26.1	281
Kitchen	6.5	70
WC		
First Floor		
2 Offices	39.6	426
Second Floor		
Office	21.1	227
Store Room	4.5	48
WC		
Third Floor		
Office	11.2	121
Basement		
Store areas	29.8	321
WC		
TOTAL NIA	138.8	1,494
TOTAL GIA	229	2,465

Car Parking

Car parking situated at the rear of the property accessed from Winchester Street.





For Sale

The freehold is offered for sale at £325,000 subject to contract with vacant possession.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Viewing and Further Information

Strictly by appointment with the sole agents through whom all negotiations must be conducted:-

Richard Pullen, Pullen Associates

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